

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
SEPTEMBER 28 – 7:00 p.m.
MINUTES**

The Planning Board of the Town of Weddington, North Carolina, met in a Regular Session in the Town Hall Council Chambers, 1924 Weddington Road, Weddington, NC 28104 on September 28, 2015, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jim Vivian, Bruce Klink, Gerry Hartman, Town Planner Julian Burton and Administrative Assistant Tonya Goodson

Absent: John Giattino

Visitors: R.J. Caponigro, Max McLeod, Wayne Griffin, Toni Olin, Jean Stuart, Locke Stuart, Ginger Edgeworth, Kevin Ahlstrom, Craig Bohler, Gayle Bohler, Scott Swimmer, Harry Swimmer, Brian Smith, Britt Covry, Jeff Gordon, Chuck Kohen, Valerie Kohen, Keith Cooper

Item No. 1. Open the Meeting. Chairman Dorine Sharp opened the meeting at 7:02pm.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum.

Town Planner Julian Burton suggested the following changes to the agenda:

1. Move New Business before Old Business.
2. Move the Public Hearing for Drumstrong to the beginning of New Business.
3. Add clarity to the Old Business by including the section numbers for the related text amendments that are noted on the agenda (section 58-23, 58-151, 58-543.2 and 58-13).

Item No. 3. Recognition – Jennifer Romaine – Mrs. Romaine has moved out of Weddington and has submitted her resignation. She will receive a gift and certificate at the next Town Council Meeting.

Item No. 4. Approval of Minutes.

A. August 24, 2015 Regular Planning Board Meeting Minutes. Dr. Bruce Klink moved to approve the minutes from August 24, 2015 as presented. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Vivian, Klink and Hartman
NAYS: None

Item No. 5. New Business.

A. Public Hearing - Review and Consideration of Temporary Use Permit for Drumstrong. The Planning Board received the following memo from Town Planner Julian Burton.

Mr. Scott Swimmer submits an application for a Temporary Use Permit for a 12 hour musical- charity event titled DrumSTRONG. The event is to be held at Misty Meadows Farm located at 455 Providence Road South. The property is owned by Harry and Marilyn Swimmer.

Application Information

Date of Application: August 10th, 2015

Applicant's Name: Scott Swimmer - DrumSTRONG

Property Owner's Name: Misty Meadows Farm (Harry and Marilyn Swimmer)

Parcel ID#: 06-153-314, 06-153-026A and 06-153-026B
Property Location: 455 Providence Road South, Weddington, NC
Existing Zoning: R-CD
Existing Use: Single Family Home and Farm
Proposed Temporary Use: DrumSTRONG 12 Hour Musical Charity Event
Property Size: 77 Acres Total, Parcel 06-153-026B (as listed on application) is 45 acres
Event Hours: Saturday, May 21, 2016 at 10:00 AM, through Midnight.

Additional information

- Projected attendance is 3,000 attendees, services available for as many as 5,000.
- A copy of the Certificate of Insurance Liability has been provided to Planning staff.
- The Mass Gathering Permit application has been sent to Union County Environmental Health and will be issued by the County on the day of the event.
- Fire (Wesley Chapel VFD), EMS, ambulance and medical personnel will be on site for the duration of the event.
- Portable bathroom facilities will be provided on site. All sewage will be self-contained and removed by professionals. Trash receptacles and a dumpster will be on site.
- Union Power Company has provided permanent electrical service with two drops on Ennis Road. Backup generators and lighting will also be available.
- On site parking will be available for approximately 3,000 vehicles.
- Applicant will be allowed two temporary off-premises special event signs in accordance with *Section 58-151 of the Town of Weddington Zoning Ordinance*.
- The organizers have stated that all sound and lighting from the event will abide by all Town of Weddington Ordinances. Decibel levels and speaker placement will be monitored throughout the weekend.
- The applicant has received approval for a TUP since 2007-2014 for the same event (2015 was in a different location outside Weddington).
- Security and traffic control will be provided by Union County Sheriff's Department. The applicant has also requested support from off-duty deputies.
- "Professional Services" will provide additional security for the event.

Recommended Conditions of Approval

1. Receive Union County Mass Gathering Permit
2. Amplification to be turned off no later than 11:00 pm on Saturday, May 21st **with music and drumming ending by 10:00pm.** Have deputies ensure that amplification is turned off at those hours
3. Have at least two deputies present for the entirety of the event
4. **No alcohol will be sold on premises**
5. **No overnight camping will be permitted**

Planning Board Action

Determine the Following:

1. The proposed temporary use will not materially endanger the public, health, and welfare and safety; and
2. The proposed temporary use will not have a substantial negative effect on adjoining properties; and
3. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit.
4. The proposed temporary use is held no more than four times (4) per year at any particular location.

Approve/Approve with Conditions/Deny

Chairman Sharp opened the Public Hearing for Drumstrong

Mayor Bill Deter swore in the following individuals that wished to give testimony: Town Planer Burton, Rocky Caponigro, Ginger Edgeworth, Scott Swimmer, Gayle L. Bohlen and Harry Swimmer.

Chairman Sharp asked if the event is 12 hours or 14 hours.

Mr. Scott Swimmer – It is a 12 hour drum circle. The actual drumming is from 10am-10pm on Saturday. There will be no overnight camping. It has been a 24 hour plus drum circle over the years. We are making it easier on our facilitators. We are still getting people's interest and involvement by virtue of them raising funds per hour drumming and picking a charity. All of the drumming is supposed to stop at 10pm. We are focusing on it being much more family friendly. We will have no beer garden and will have lots of kids' activities, parades, etc.

Chairman Sharp – So no alcohol and no overnight camping?

Mr. Swimmer – Correct. The stage is being seriously downplayed. We are doing a smaller, more bluegrass focus.

Chairman Sharp – In regard to the recommended condition of amplification being turned off no later than 11:59pm, do we need to have it available for that late?

Mr. Swimmer – No.

Chairman Sharp – Say 10:30pm in case it runs over?

Mr. Swimmer – That is fine.

Chairman Sharp – Let's make it 11pm. Do you have acts that will perform?

Mr. Swimmer – We signed a couple of local acts. 11pm is good. We would be making announcements after. At the end of the drum circle we will be awarding prizes. That would be amplified.

Vice-Chairman Dow – The longer the music goes the longer it's going to take people to leave after the music is over. If the drumming goes until 10pm and you have amplification on at 11pm, you will have people dribbling out of there at 12:30am.

Mr. Swimmer – It hasn't been an issue except for one year. We have been good about shutting it down. We focus on less aggressive music towards the end of the evening. The focus this year is the drum circle. The music might be 5 or 6 hours worth of music on stage which would be earlier in the day. I am hoping that there wouldn't be any reason other than to make announcements from stage towards the end of the evening.

Vice-Chairman Dow – If the drums end at 10pm and there are no further musical acts playing then I am fine with that. If there is still music playing at a concert, even though it is over, people are staying.

Chairman Sharp – How long does it take you to do your prizes?

Mr. Swimmer – 45 minutes. We want people to be in the drum circle for the finale for at least the last hour.

Chairman Sharp suggested a change to Condition #2 as stated above.

Mr. Swimmer – I would not mind some leeway if we start at 10:30pm in case the drum circle is delayed for some reason such as weather. It would be acoustic, not amplified, just drum circle activities. If we start at 10:30am, we will drum for 12 hours because that is our mission.

Chairman Sharp – What happens if you can't start until 1:00pm? Time is time.

Vice-Chairman Dow – I appreciate trying to drum for 12 hours. We need to know what we are approving. If it is 10am-10pm then we know and it is fine.

Mr. Swimmer – That is fine.

Vice-Chairman Dow – You will have no overnight? There will be no alcohol but there will be food? You are doing the same safety and police and traffic that we have had in the past?

Mr. Swimmer – Yes, it is very much the same only it is concentrated to the 12 hours. We are enhancing the family aspect. We do encourage the Town of Weddington to support by virtue of – You are invited, come out, play and take it to the next level and pick an organization you want to support. Make a donation. When I was working with Nancy Anderson we created a Team Weddington with a tent so residents could come out and have a place to retreat to, get snacks and join in their own circle. Last year was a monster.

Rocky Caponigro – 654 Cottonfield Circle – Scott and his webpage say that there is a “big ass tent” so weather shouldn't be a problem as far as starting. I have a single point to make in the form of a question. I had some time to go to the Attorney General's page and the Secretary of State's page. Apparently the license as a Non Profit for Drums for Cures has been suspended since 2013. Has that been corrected?

Mr. Swimmer – It is definitely an active 501C.

Mr. Caponigro – It was a letter sent to you May of 2013.

Mr. Swimmer – I have the confirmed 501C. It is active.

Chairman Sharp – Can you get something documenting that Scott and get it to Julian before the event so he can put it in the folder?

Vice-Chairman Dow – It is being advertised as a charitable event.

Mr. Caponigro – I want to make sure it is really a charitable event.

Ginger Edgeworth – 433 Cottonfield Circle – Until I came up here today and talked to Julian about the permit I was going to be totally opposed to this event. I am open to a 10am-10pm venue. I am hoping that the requirements for the permit will be adhered to, followed to the letter, the music will be stopped when it is stopped. I mean the decibel amplification that has made my bathroom walls vibrate. I sit higher than Misty Meadows so the air current just brings all of that music to the backside of my house with the TV on. I have thermopane and storm windows but I still get vibration. I have gotten music at 2am, 3am and 4am. I have called the police. They came to my house after they went to Misty Meadows. It has been a constant problem. Mr. Caponigro and I met with Harry, Scott and Marilyn Swimmer. Scott promised us he would adhere to the permit requirements and we called the police that year after midnight. Whether he was aware of the music I don't know. It is documented in Union County Sheriff's records that we made those phone calls.

Chairman Sharp – One of the changes we made is Julian has been in contact with the Sheriff's Office that deals with the off duty officers. He gives them a copy of the application.

Town Planner Burton – Scott has forwarded an email to me showing he has already contacted the off duty deputies. They have not set up the hours yet.

Ms. Edgeworth – In the past the deputies have said they have no jurisdiction.

Chairman Sharp – These will be special Union County Deputies that will be on site and not just driving by. We made this change in 2014.

Ms. Edgeworth – I think it is a great charity, great activity and great event. I am thrilled that it is 12 hours.

Chairman Sharp – We will make sure the deputies know what our requirements are.

Ms. Edgeworth – I would like to question what is the difference between the music amplification and the acoustical drum circle.

Mr. Swimmer – Amplified is microphones, music pushed through the speaker which is much louder. Acoustic is no electric current whatsoever. The drum circle does not have amplification. The stage activity does have amplification.

Ms. Edgeworth – I love the drum circle. It is like a heart beat at night and I have no problem with it. It is high decibel amplification that bothers me beyond the cutoff time.

Gayle Bohlen – 620 Cottonfield Circle – The first year Drumstrong was on I slept better than I ever have in my life. It was comforting, soothing and knowing it was a good cause that Weddington should be proud to support. Am I disappointed there is not going to be a beer garden? – Yes. Am I disappointed it will not be longer than 12 hours? – Definitely. I hope it does not cut the fundraising because it is a cause that is so worthwhile that it needs our full support.

Chairman Dorine Sharp asked Mr. Harry Swimmer the Findings of Fact:

1. The proposed temporary use will not materially endanger the public, health, and welfare and safety: Mr. Swimmer – Yes it will not. We will have sheriff's deputies on site, traffic control, security on site for protection of all participants . Sanitation and trash disposable is taken care of.
2. The proposed temporary use will not have a substantial negative effect on adjoining properties: Mr. Swimmer – Yes it will not have a negative effect on adjoining properties. We are trying to make every effort to adhere to concerns with neighbors.
3. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit: Mr. Swimmer - Yes it is in harmony because we are a registered non-profit 501C and we do encourage people to support local and global charity causes.
4. The proposed temporary use is held no more than four times (4) per year at any particular location: Mr. Swimmer - Yes it is not held more than 4 times a year. It is an annual event.

Chairman Sharp closed the public hearing.

Consideration of Drumstrong Temporary Use Permit Application.

Mr. Vivian - I think they have made every effort to realize the complaints we heard a couple of years ago. I think they are on the right track.

Chairman Sharp – I do appreciate getting the application not just the month before.

Dr. Bruce Klink – I also think they have been very accommodating to the concerns that were heard two years ago. I am good with it.

Chairman Sharp suggested 2 additional Conditions of Approval
No alcohol will be sold on the premises.
No overnight camping will be permitted.

Condition 2 was modified to read: Amplification to be turned off no later than 11pm on Saturday, with music and drumming ending by 10pm.

Vice-Chairman Dow moved to approve the Temporary Use Permit Application for Drumstrong with the conditions recommended by Town Planner Burton and as stated above for the reasons as stated above in the Findings of Fact.

Mr. Gerry Hartman seconded the motion, with votes recorded as follows:

AYES:	Vice-Chairman Dow, Vivian, Klink and Hartman
NAYS:	None

B. Review and Consideration of Highclere Phase 2 Final Plat. The Planning Board received the following memo from Town Planner Burton along with the Highclere Subdivision Map 2.

BMCH North Carolina, LLC submits a final plat application for the remaining 23 lots of the approved 45 lot Residential Conservation Subdivision on 57 acres located on Rea Road.

Application Information:

Date of Application: August 20th, 2015

Applicant/Developer Name: BMCH North Carolina, LLC

Parcel ID#: 06-180-019

Property Location: Rea Road

Existing Zoning: R-CD

Proposed Zoning: R-CD (Conservation Subdivision through the Conditional Zoning process)

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation (CZ)

Existing Use: Vacant Land

Parcel Size: 56.819

Background Information:

- A site walk occurred on-site May 1, 2013.
- Public Involvement Meetings were held on-site on Tuesday, June 11, 2013 and at Town Hall on Wednesday, June 12, 2013.

Preliminary Plat Information:

- The minimum lot size is 12,000 square feet. The smallest lot is lot 22 at 16,434 square feet.
- The applicant is required 50% or 28.31 acres of conservation lands. The applicant has provided 50.27% or 28.47 acres of conservation lands.
- The applicant is dedicating 0.195 acres to NCDOT along Rea Road.
- A pump station will be located between lots 13 and 14.
- Wetlands run along much of the perimeter of the property and through the middle of the site. There is also an existing pond at the northern portion of the site.
- The applicant is proposing a 100 foot landscaped thoroughfare buffer along Rea Road. There will also be supplemental planting around the perimeter of the pump station.

Additional Information:

- Highclere is to be served by Union County Public Water and Sewer.
- The applicant will use an existing curb cut off of Rea Road for primary ingress/egress.

- The applicant will install a right turn lane on Rea Road.

Planned Residential Development:

The Highclere subdivision will be a Planned Residential Development (PRD), which allows for an entrance gate and private roads. Planned Residential Developments (PRDs) are allowed as conditional zoning districts, and are subject to conditional zoning approval in accordance with Section 58-271. Highclere was approved as a conservation subdivision, which is also subject to conditional zoning approval, and the preliminary plat and meeting minutes show the development to be gated. Therefore, the initial public hearing held on November 12th, 2013 met the requirements for approval of both the conservation subdivision, and the PRD. Final Plat Map 1 included the gated entrance on Rea Road, and construction documents were approved by the Town Council on September 14th, 2015.

Recommended Conditions of Approval:

1. Performance and Maintenance Bonds to be approved by the Town Council.
2. Each remaining lot to be recorded in the Highclere subdivision shall include on its Deed a statement that all roads are private and not the responsibility of the Town of Weddington and shall be maintained by the Highclere Homeowners Association or its Developer.
3. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
5. The maintenance and upkeep of any guardhouses or entry structures, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer, and/or any duly incorporated and active homeowners' association.
6. Individual home addresses must be clearly visible from the roadway.

Planning Board Action:

Recommend Approval/Approval with Conditions/Denial

Vice-Chairman Dow moved to send the Highclere Phase 2 Final Plat to Council with a favorable recommendation with the 6 conditions stated above. Mr. Vivian seconded the motion with votes recorded as follows:

AYES:	Vice-Chairman Dow, Vivian, Klink and Hartman
NAYS:	None

C. Review and Consideration of Tuscan Ridge Final Plat. The Planning Board received the following memo from Town Planner Burton along with the Final Subdivision plat map for Tuscan Ridge.

Lawd Properties, LLC submits a subdivision final plat application for 11 lots of the approved 13 lot Conventional Subdivision on 15 acres. The two lots accessed off Stirrup Ct. are not included in this final plat.

Application Information:

Subdivision Name: Tuscan Ridge
 Date of Application: August 20th, 2015
 Applicant/Developer Name: Lawd Properties, LLC
 Parcels 061-47-005, 061-47-019, 061-47-020G
 Property Location: Shagbark Lane
 Existing Zoning: R-40
 Proposed Zoning: R-40
 Existing Land Use: Traditional Residential (no change required)
 Existing Use: Single Family Residential; Vacant
 Proposed Use: Single Family Residential Subdivision

Parcel Size: 14.98 acres

Background Information:

- Public Involvement Meetings were held on Tuesday, July 15th on-site from 9:00am-11:00am and Wednesday, July 16th at Town Hall from 5:00pm-7:00pm.
- The Zoning Administrator approved the Sketch Plan on July 28th, 2014.

Preliminary Plat Information:

- The minimum lot size is 40,000 square feet. The smallest lot proposed is lot 10 at 40,201 square feet.
- The applicant is required 10% or 1.498 acres of open space. The applicant has provided 10.83% or 1.62 acres of open space. The 15 foot strip between lots 4 and 13 will provide a walking path connecting lots 11 and 12 to Shagbark Lane.
- The existing stream and wetlands located at the rear of lots 5, 13, and 4 will remain undisturbed.

RCD and R-40 Minimum Yard Regulations:

- Front Yard Setback—50 feet
- Rear Yard Setback—40 feet
- Side Yard Setbacks—15 feet
- Lot Width—120 feet as measured at the front yard setback
- Applicant has met all required setbacks per the *Weddington Zoning Ordinance*.

Additional Information:

- The Council approved a modification from the subdivision ordinance to allow an extension to the length of the existing culs-de-sac, Shagbark Lane.
- Tuscan Ridge is to be served by Union County Public Water, and individual septic systems.

Recommended Conditions of Approval:

1. Performance and Maintenance Bonds to be approved by the Town Council OR as-builts of infrastructure installation approved by Town Engineer.
2. Approval of CCR's by Town Attorney.
3. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT.
4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
5. Individual home addresses must be clearly visible from the roadway.
6. **Entrance Plans must be approved by the Planning Board.**

Planning Board Action

Recommend Approval/Approval with Conditions/Denial

Chairman Sharp added condition 6 as stated above.

Vice-Chairman Dow moved to send the Tuscan Ridge Final Plat to Town Council with a favorable recommendation with the 6 recommended conditions of approval. Mr. Vivian seconded the motion, with votes recorded as follows:

AYES:	Vice-Chairman Dow, Vivian, Klink and Hartman
NAYS:	None

D. Review and Consideration of Cardinal Crest Final Plat. Mr. Vivian recused himself due to potential conflict of interest. The Planning Board received the following memo from Town Planner Burton along with the Cardinal Crest Subdivision Final Plat Map.

Blue Jay Investments, LLC submits a subdivision final plat application for a 15 lot Conventional Subdivision on 22.06 acres located on Hemby Road. The Town Council approved the preliminary plat on May 12th, 2014.

Application Information:

Subdivision Name: Cardinal Crest (Formerly Bard Property)

Date of Application: August 31st, 2015

Applicant/Owner/Developer Name: Blue Jay Investments, LLC

Parcel ID#: 06-147-004 (7.06 acres), 06-147-004B (11.23 acres) and 06-123-127A (3.78 acres)

Property Location: Hemby Road

Existing Zoning: R-CD

Proposed Zoning: R-CD

Proposed Use: Single Family Residential Subdivision

Parcel Size: 22.06 acres

Project Information:

The Cardinal Crest Subdivision is a proposed 15 lot subdivision on 22.06 acres comprised of three parcels. The subdivision is located on and accessed by Hemby Road and is being developed by Blue Jay Investments, as a conventional subdivision.

A conventional subdivision is permitted by right in the RCD zoning district per the *Weddington Zoning Ordinance*. A conventional subdivision requires a minimum of 40,000 square foot lots with a minimum of 10% open space.

Background Information:

- Public Involvement Meetings were held on Tuesday, February 18, 2014 on-site from 12:00pm-2:00pm and Monday, February 24, 2014 at Town Hall from 4:30-6:30pm.
- The Zoning Administrator approved the Sketch Plan on December 9, 2013.

Preliminary Plat Information:

- The minimum lot size is 40,000 square feet. The smallest lots proposed are lots 13, 14, and 15 at 40,100 square feet.
- The applicant is required 10% or 2.16 acres of open space after dedicating .50 acres of right-of-way to NCDOT. The applicant has provided 16.00% or 3.45 acres of open space.
- The open space is listed as “lots” 18-21 on the site plan.
- The applicant has also provided a 50 foot required thoroughfare buffer along Hemby Road. This buffer is not included in the open space calculations.

RCD Conventional Minimum Yard Regulations:

- Front Yard Setback—50 feet
- Rear Yard Setback—40 feet
- Side Yard Setbacks—15 feet
- Lot Width—120 feet as measured at the front yard setback
- Applicant has met all required setbacks per the *Weddington Zoning Ordinance*.

Additional Information:

- Cardinal Crest is to be served by Union County Public Water and Sewer.

- There is an existing stream and wetlands towards the rear of the site. The applicant has provided a 100 foot stream buffer and has also stated that the wetlands will remain. The pond at the rear of the site will not remain.

Recommended Conditions of Approval:

1. Performance and Maintenance Bonds to be approved by the Town Council OR as-builts of infrastructure installation approved by Town Engineer.
2. Approval of CCR's by Town Attorney.
3. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
5. Provide Township in the Title Block.
6. Provide note for future ownership of recreational and open space lands.
7. Individual home addresses must be clearly visible from the roadway.
8. **Driveways for lots 1 and 5 must access Red Bird Lane.**
9. **Entrance to be approved by the Planning Board.**

Planning Board Action:

Recommend Approval/Approval with Conditions/Denial

Chairman Sharp suggested adding 2 conditions of approval as stated above.

Mr. Hartman moved to send the Cardinal Crest Final Plat to Town Council with a favorable recommendation with the 9 conditions stated above. Dr. Klink seconded the motion, with votes recorded as follows:

AYES:	Vice-Chairman Dow, Klink and Hartman
NAYS:	None

Mr. Vivian rejoined the Board Meeting.

E. Review and Consideration of Construction Documents for All Saints Anglican Church. The Planning Board received the following memo from Town Planner Burton along with the Construction Map.

On July 13th, 2015, the Town Council approved (with conditions) the conditional rezoning for All Saints Anglican Church located off Hemby Road. The church is now requesting approval of the construction documents.

The packet includes the following:

1. Civil engineering construction documents
2. Landscaping documents
3. A selection of electrical construction documents
4. A selection of the architectural documents

Additional Information

- A full set of the construction documents is on file at Town Hall.
- USI has provided approval for all engineering associated with the construction documents.

Recommended Condition of Approval

1. Landscaping along the rear property line to be supplemented with evergreen bushes/trees sufficient to provide visual screening. Bushes/trees must be 9 feet at planting and staggered to provide complete visual screen.

Planning Board Action

Recommend Approval/Approval with Conditions/Denial

Chairman Sharp said the Planning Board is also the Design Review Board. She asked that everyone turn to A2.1.

Vice-Chairman Dow asked about the Anglican Cross lighting. It was determined that the cross itself is opaque. The sign will be a silhouette.

Mr. Hartman moved to send the Construction Documents for All Saints Anglican Church to Town Council with a favorable recommendation with the one condition above. Dr. Klink seconded the motion, with votes recorded as follows:

AYES:	Vice-Chairman Dow, Vivian, Klink and Hartman
NAYS:	None

F. Review and Consideration of Graham Hall Entry Monument. The Planning Board received the following memo from Town Planner Burton along with the plans for the Graham Hall Subdivision Entrance Sign.

Please find the entry monument site plan and architectural plans for the approved major subdivision, Graham Hall. The plans show entryway monuments for the entrance off Weddington-Matthews Road.

- All monument structures are outside the right-of-way and sight triangles.
- Sign is located on only one side of the entrance. The sign is under the required maximum area of 20 square feet per sign, and the top of the sign is less than 7 feet tall.

Recommended Condition of Approval:

- Any lighting shall meet the requirements of the Town of Weddington Lighting Ordinance.

Planning Board Action:

Approve/Approve with Conditions/Deny

Mr. Hartman moved to approve the Graham Hall Entry Monument with the one condition mentioned above. Dr. Klink seconded the motion, with votes recorded as follows:

AYES:	Vice-Chairman Dow, Vivian, Klink and Hartman
NAYS:	None

Item No. 6. Old Business.

A. Review and Consideration of Enforcement Items Manual and Related Text Amendments.

The Planning Board received the Draft Annual Enforcement Manual dated 8/14/15.

Town Planner Burton went over the changes and said Bonnie Fisher with USI recommended October to be the enforcement month for the stormwater detention ponds.

Chairman Sharp suggested the word “entity” be added after “The person” in (d) of Section 543.2 page 2.

Vice-Chairman Dow moved to send the changes to 58-23, 58-151, 58-543.2 and 58-13 and the Enforcement Items Manual to Town Council with a favorable recommendation. Mr. Hartman seconded the motion with votes recorded as follows:

AYES: Vice-Chairman Dow, Vivian, Klink and Hartman

NAYS: None

Item No. 7 Update from Town Planner. The Planning Board received the following update memo from Town Planner Burton:

- PIMs were held for a proposed 8 lot subdivision on August 31st and September 1st, at a property located off Weddington Road.
- A new proposed subdivision at the intersection of Weddington-Matthews and Hemby Road is working through the initial TIA process with Justin Carroll. Staff expects to receive the Sketch Plan in the coming months.
- Staff received the preliminary plat application for the Enclave at Weddington. It will likely be on the October Planning Board agenda.

Chairman Sharp explained the new email policy and handed out copies of instructions.

Item No. 8. Other Business.

A. Report from the September Town Council Meeting. The Planning Board received the agenda from the September 14, 2015 Regular Town Council Meeting.

Item No. 8. Adjournment. Mr. Hartman moved to adjourn the September 28, 2015 Regular Planning Board Meeting. Mr. Vivian seconded the motion with votes recorded as follows:

AYES: Vice-Chairman Dow, Vivian, Klink and Hartman

NAYS: None

The meeting adjourned at 9:01p.m.

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson